



— Site Boundary

**Front and Rear Gardens:**

In all areas of proposed private soft landscaping, a minimum 600mm capping layer of chemically and physically suitable topsoil/sub-soil should be provided. A high visibility geotextile marker should be provided at the base and sides of excavations as a marker layer.

**Areas of POSresi:**

In all areas of proposed POS soft landscaping, a minimum 300mm capping layer of chemically and physically suitable topsoil/sub-soil should be provided. A high visibility geotextile marker should be provided at the base and sides of excavations as a marker layer where existing made ground soils are to remain in situ at the base of the capping excavations.

**Area of Allotment Gardens:**

In all areas of proposed allotments, a minimum 600mm capping layer of chemically and physically suitable topsoil/sub-soil should be provided. A high visibility geotextile marker should be provided at the base and sides of excavations as a marker layer where existing made ground soils are to remain in situ at the base of the capping excavations.

⦿ Anticipated soft landscaping inspection locations.

**Gas Protection:**

Basic radon protection measures will be required for all plots due to the presence of naturally occurring radon associated with the underlying geology. Radon protection measures will be required to be installed within all new buildings in line with the BRE guidance. A designer should be sought to design the radon protection measures, which should then be verified by a suitable qualified contractor in line with CIRIA C735.

**General notes**

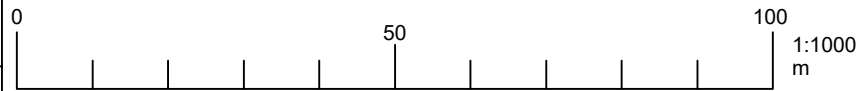
- Where specialist planting is dictated by landscaping proposals, a deeper growth medium may be required, including up to 450mm in areas of proposed shrubs and up to 900mm for tree pits (which may also require specialist installation in line with BS 5837). These details should be confirmed with the project landscaping adviser.
- Vigilance should be employed for any unforeseen ground conditions when excavating in previously inaccessible areas and when grubbing out, where specialist advice may be required.
- The required thickness and quality of capping soils to support the necessary plant growth should be discussed and agreed separately with the project landscaping team as necessary.



**Base Map**  
 Company: David Cahill Design Consultants Ltd  
 DWG Title: Proposed Site Plan: Drainage  
 DWG Number: 3188/206  
 Date: Dec 2021

Drawn	Checked	Amendment	Date	Rev.
Prestige Developments (Bristol) Ltd				
Bens Yard, Frampton Cotterell				
Remedial Strategy Plan				
Scale	Date	Drawn by	Check by	Rev.
1:1000@A3	26/05/22	RC	JF	-

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## Appendix B – Imported Soil Criteria

## IMPORTED SOIL TARGET CONCENTRATIONS – HUMAN HEALTH - July 2021

	Assessment Criteria (Residential with homegrown produce)	Assessment Criteria (Allotment)	Assessment Criteria (POS <sub>RESI</sub> )	Source
<b>Heavy Metals</b>				
Arsenic	37.0	49.0	79.0	C4SL
Beryllium	1.7	35.0	2.2	S4UL
Cadmium	22.0	3.9	220.0	C4SL
Chromium III	910.0	18000.0	1500.0	S4UL
Hexavalent chromium	21.0	170.0	21.0	C4SL
Lead*1	200.0	80.0	630.00	C4SL
Mercury - inorganic	40.0	19.0	120.0	S4UL
Nickel	180.0	230.0	230.0	S4UL
Vanadium	410.0	88.0	2000.0	S4UL
Selenium	250.0	91.0	1100.0	S4UL
<b>Phytotoxic Metals</b>				
Copper	2400.0	520.0	12000.0	S4UL
Zinc	3700.0	620.0	81000	S4UL
Boron	290.0	45.0	21000.0	S4UL
<b>Organics</b>				
Phenol	280.0	66.0	760.0	S4UL
<b>PAHs</b>				
Naphthalene*3	2.3	4.1	4900.0	S4UL
Acenaphthylene*3	170.0	28.0	15000.0	S4UL
Acenaphthene*3	210.0	34.0	15000.0	S4UL
Fluorene*3	170.0	27.0	9900.0	S4UL
Phenanthrene*3	95.0	15.0	3100.0	S4UL
Anthracene*3	2400.0	380.0	74000.0	S4UL
Fluoranthene*3	280.0	52.0	3100.0	S4UL
Pyrene*3	620.0	110.0	7400.0	S4UL
Benz(a)anthracene*3	7.2	2.9	29.0	S4UL
Chrysene*3	15.0	4.1	57.0	S4UL
Benzo(b)fluoranthene*3	2.6	0.99	7.1	S4UL
Benzo(k)fluoranthene*3	77.0	37.0	190.0	S4UL
Benzo(a)pyrene*2	5.0	5.7	10	C4SL
Indeno(123-cd) pyrene*3	27.0	9.5	82.0	S4UL
Dibenz(ah)anthracene*3	0.24	0.14	0.57	S4UL
Benzo(ghi)perylene*3	320.0	290	640.0	S4UL
<b>Fuel range hydrocarbons</b>				
Benzene	0.87	0.18	140.0	C4SL
Toluene	130.0	22.0	56000.0	S4UL
Ethyl Benzene	47.0	16.0	24000.0	S4UL
Xylenes	56.0	28.0	41000.0	S4UL
Aromatic C5-C7	70.0	13.0	56000.0	S4UL
Aromatic C7-C8	130.0	22.0	56000.0	S4UL
Aromatic C8-C10	34.0	9.0	5000.0	S4UL
Aromatic C10-C12	74.0	13.0	5100.0	S4UL
Aromatic C12-C16	140.0	23.0	3800.0	S4UL
Aromatic C16-C21	260.0	46.0	3800.0	S4UL
Aromatic C21-C35	1100.0	370.0	3800.0	S4UL
Aromatic C35-C44	1100.0	370.0	3800.0	S4UL
Aliphatic C5-C6	42.0	730.0	570000.0	S4UL
Aliphatic C6-C8	100.0	2300.0	60000.0	S4UL
Aliphatic C8-C10	27.0	320.0	1300.0	S4UL
Aliphatic C10-C12	130.0	2200.0	1300.0	S4UL
Aliphatic C12-C16	1100.0	11000.0	1300.0	S4UL
Aliphatic C16-C35	65000.0	260000.0	250000.0	S4UL
Aliphatic C35-C44	65000.0	260000.0	250000.0	S4UL
<b>Inorganics</b>				
Asbestos	No significant detection			Various

### Notes:

All values are mg/kg unless stated

C4SL – Category 4 Screening Level as produced by Defra –based on 6% SOM

S4UL – Suitable 4 Use Levels as produced by Land Quality Management – based on 1% SOM.

\*1 – C4SL for lead based on the LLTC of 3.5µg/dL<sup>-1</sup> and C4SL exposure changes.

\*2 – BaP can be considered as a marker compound for consideration of other PAHs.

\*3 – Threshold values may be discounted based upon use of BaP as a marker compound.

**IMPORTED SOIL TARGET CONCENTRATIONS – PHYTOTOXIC - MAY 2015**

	<b>Phytotoxic thresholds for plants</b>	<b>Source</b>
<b>Phytotoxic Metals</b>		
Selenium	10.0	SGV9 Document
Boron	3.0	ICRCL 59/83
Copper	130.0	
Nickel	70.0	
Zinc	300.0	
Cadmium	8.0	Amended Dutch RIVM – Ecotoxicological risk
Chromium	154.0	
Mercury	28.0	